
BOARD OF SELECTMEN – WORK SESSION
OCTOBER 2, 2014

I. Call to Order/Roll Call

Chairman Dan Kowalski called the Work Session to order at 6:01 P.M. in the Selectmen's conference room in Town Offices. Present meeting: Chairman Kowalski-Y and Selectmen Alex Vispoli-Y, Paul Salafia, Brian Major-Y, Mary O'Donoghue-Y. Also present: Town Manager Buzz Stapczynski and Municipal Services Director Chris Cronin.

II. Town Yard – Municipal Services Building

The Board of Selectmen agreed to make the Municipal Services Facility their top priority this year and in doing so, instructed the Town Manager to define a solution to deliver services at the lowest cost. The cost of the project in the previous proposal brought forward was more than expected so the Board asked the Town Manager to take another look and come back with a lower cost proposal. The scope of tonight's meeting is to show what services will be supported and what the cost of this project proposal will be. After the presentation, the Board will deliberate on their questions and comments. If time allows, the Board will open up the meeting to the audience for questions.

The Town Manager said a variety of the alternatives shown at previous meetings have been further discussed and expectations refined. The program analysis and process followed to arrive at the proposal being presented this evening included a review of operations, their impact on the town/residents, and how to maintain the infrastructure. Components of the Space Needs Assessment included areas for Administration, Engineering, Highway, Water & Sewer, Vehicle Maintenance, Forestry, and Parks Seasonal Storage. The results of the Space Needs Assessment have been revised downward from the original 2008 proposal of 73,695 sq. ft. to the current 2014 alternatives: Alternative Five 57,116 sq. ft., Alternative Six 48,000 sq. ft. and Alternative Seven 44,000 sq. ft.

The proposed location for Alternative Five, Six, and Seven is the Greenwood/Chandler Road site behind the West Andover Fire Station. Each Alternative and its Project Cost Summary were reviewed and explained in detail. Reductions in square footage for Alternative Six and Seven would not allow for all departments to be housed at the site eliminating the consolidation of DPW Administration and Engineering, and the vehicle maintenance area would be reduced, all equipment could not be stored under one roof, therefore not fully eliminating the need for offsite storage areas; however both Alternatives Six and Seven include a 6,450 sq. ft. soft open canopy for coverage. The three alternatives conform to the regulations for storm water control.

Alternative 5:	57,100 sf	Subtotal Project Cost:	\$23,526,000
Alternative 6:	48,000 sf	Subtotal Project Cost:	\$19,723,000
Alternative 7:	44,000 sf	Subtotal Project Cost:	\$18,150,000

The Subtotal Project Costs do not include the further cost reductions that would be available from the Parks & Grounds Building Reconstruction Funds, Chapter 90 Funds, and savings associated with reuse of industrial equipment which would reduce the cost of Alternative Six and Seven down to \$17,223,000 and \$15,650,000 respectfully.

Funding for the project through Chapter 90 funds over a 3-4 year period will take away from yearly road paving and the list of roads scheduled to be paved will be reevaluated. They would be asking for less than \$16M with the cost of a bond issue at \$100 to \$121 per year per home. All plans presented would allow the Town Yard to completely leave Lewis Street and build new off-site without incurring costs for an off-site facility during a building phase. The Town Yard would stay where it is during the building phase. Immediate costs would include the removal of the fuel depot. Proceeds from the sale of Lewis Street could be used to reduce the overall debt requiring a Town Meeting vote.

Questions/discussion – Selectmen:

- How does the loss of one maintenance bay impact in-house service? *Alternative proposed still takes care of current needs at current pace – not more efficient.*
- Has there been any discussion with neighborhoods yet? *No, not yet.*
- What does this space offer over Lewis Street? *Gain of more space; wash bay, expanded maintenance bays, and office space.*
- Will the fuel depot be eliminated? *It's been looked at but we would lose having 24 hour accessibility to pump and be hostage to someone else's costs. It is more cost effective and safer to have our own fuel depot on site.*
- What would a new fueling system cost? *Approximately \$600,000 for new fueling system and @ \$300,000 to cap paving area (then a solar field could be installed on the flat area).*
- Could the water/sewer rates be used to fund the proposal? *25% of the building would be for water/sewer administration. Not advisable to as water/sewer funds are for repairs of the system.*
- Why this location: *Over 30 locations have been looked at since the Task Force began, private land adds \$2-3M more to the price, this is town-owned property reducing cost.*

Questions from the audience:

Ed Hayes, President of the Greenwoods Meadow Homeowners Association, presented a letter to the Board from the Association members (11 of whom are in attendance) listing reasons why they are opposed to Alternative Five. Several of the residents spoke about their objections which include:

- Lack of communication received from Town
- Loss of green space in a residential area
- Safety concerns
- Intersecting roads are narrow with sharp turns and difficult for large town trucks, cars, walkers/joggers to navigate especially in the winter
- Impact on environment

- Noise pollution
- 24/7 diesel truck facility – fueling area
- Air pollution
- Disruption of residential way of life
- Traffic and speed limit already a concern on Greenwood Road
- Reduction in home values

Residents want the Town Yard left where it is on Lewis Street. A poll in the *Andover Townsman* showed 72% of the responses in favor of the Town Yard staying where it is. The driving force for moving Town Yard out of the Lewis Street area is for development of the “golden triangle” and it is a surprise to them that the land is not worth more than \$3.3M if that is the case. The Town made a commitment to keeping the Public Safety Center downtown – the location is convenient for Town workers and Public Safety vehicles and reducing the cost and travel time for maintenance and fuel.

Selectman Major said the original intent for tonight was to have a one agenda item work session so the Board could themselves first grasp the concept prior to having a public session. This was not a full-blown analysis. A design concept was presented to the Board this Summer after which they instructed the Town Manager and Director of Municipal Facilities to go back and further reduce the proposal to a more palatable cost. This is the first presentation of this proposal.

Chairman Kowalski hopes that the communication challenges with residents will be alleviated through use of Code Red and the Town website. Chairman Kowalski thanked all the residents for coming and sharing their concerns. A full and thorough analysis of all options for the Town Yard still needs to be conducted.

III. Adjournment

At 8:20 P.M. on a motion by Selectman Salafia and seconded by Selectman O'Donoghue, the Board voted to adjourn from the Work Session of October 2, 2014. Roll call: Chairman Kowalski-Y and Selectmen Alex Vispoli-Y, Brian Major-Y, Paul Salafia-Y, Mary O'Donoghue-Y.

Respectfully submitted,

Dee DeLorenzo

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Recording Secretary

Document: Letter from Greenwood Meadows Homeowners Association
Town of Andover Department of Municipal Services Facility Presentation